

1 BILL NO. R-82-06- 04

2 DECLARATORY RESOLUTION NO. R-43-82

3 A DECLARATORY RESOLUTION designating  
4 an "Urban Development Area" under  
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 May 21, 1982, to have the property described in Exhibit "A",  
7 which is attached hereto and made a part hereof, designated  
8 and declared an "Urban Development Area" under Division 6,  
9 Article II, Chapter 2 of the 1974 Municipal Code and I.C.  
10 6-1.1-12.1; and

11 WHEREAS, it appears that said petition should be  
12 processed to final determination in accordance with the provisions  
13 of said Division 6;

14 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
15 OF THE CITY OF FORT WAYNE, INDIANA:

16 SECTION 1. That, subject to the requirements of Section  
17 2 below, the property described in Exhibit "A", which is attached  
18 hereto and made a part hereof, is hereby designated and declared  
19 an "Urban Development Area" under I.C. 6-1.1-12.1.

20 SECTION 2. That the foregoing is subject to:

- 21 (a) An affirmative ("Do Pass") recommendation by  
22 the Fort Wayne Redevelopment Commission, after  
23 due hearing, analysis and study in accordance  
24 with the provisions of Division 6, Article II,  
Chapter 2 of the Municipal Code of the City of  
Fort Wayne, Indiana of 1974; and  
25 (b) Final confirmation hereof by due passage upon  
the final vote hereon.

26 SECTION 3. That this Resolution shall be effective  
27 upon passage and approval by the Mayor.

28  
29  
30 APPROVED AS TO FORM  
AND LEGALITY

31  
32  
Bruce O. Boxberger, City Attorney

  
Councilmember

Read the first time in full and on motion by Eustick, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Regular (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 6-8-82

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Eustick, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~Lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BRADBURY</u>	<u>X</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>X</u>	_____	_____	_____	_____
<u>NICHOLS</u>	_____	_____	_____	<u>X</u>	_____
<u>SCHMIDT</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 8-10-82

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ~~ORDINANCE~~ (RESOLUTION) NO. 3-43-82 on the 10th day of August, 1982.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of August, 1982, at the hour of 11:20 o'clock A M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 13th day of August, 1982, at the hour of 10 o'clock A M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR

BILL NO. R-82-06-04

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN  
~~UNLAWFUL~~ A DECLARATORY RESOLUTION designating an "Urban Development  
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

~~JOHN NUCKOLS~~

ROY J. SCHOMBURG

Ban Alcorn  
Janet G. Bradbury  
Paul M. Burns  
Samuel J. Talarico  
CONCURRED IN

8-10-82  
DATE

CHARLES W. WESTERMAN, CITY

NO. \_\_\_\_\_

19

RECEIVED FROM Wm. L. Smith

DOLLARS

Account Total \$ 10.00

Amount Paid \$\_\_\_\_\_

Balance Due \$\_\_\_\_\_

**"THE EFFICIENCY® LINE" AN AMPAD PRODUCT**

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property \_\_\_\_\_  
1600 Wabash Avenue \_\_\_\_\_  
Fort Wayne, Indiana \_\_\_\_\_
- Street Boundaries (if applicable)  
Wabash Avenue -- Wayne Trace - \_\_\_\_\_  
Fletcher Avenue \_\_\_\_\_
2. Legal Description of Property \_\_\_\_\_  
See Exhibit A attached hereto \_\_\_\_\_  
\_\_\_\_\_
3. Township Wayne \_\_\_\_\_
4. Taxing District Fort Wayne - Wayne \_\_\_\_\_
5. Current Zoning District M-2 \_\_\_\_\_
6. Variance Grant (if any) None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. Current Use of Property
- (a) How is property presently used? The property is presently used for the production of Tokheim's products and for related uses, including engineering, research and development, and offices.
- (b) What structure(s) (if any) are on the property? A main plant with office facilities, a second plant with research and development facilities, a boiler house, and a maintenance building.
- (c) What is the condition of this structure/these structures? The buildings have experienced some roof and structural deterioration. Some of the buildings are becoming technologically obsolete for Tokheim's manufacturing needs.
16. Current Assessment on Land and Improvements
- |  |              |           |
|--|--------------|-----------|
|  | Land --      | \$ 67,800 |
| (a) What is the amount of latest assessment? | Improvements | \$413,400 |
- (b) What is the amount of total property taxes and the immediate past year? (Indicate amount of land assessment and assessment on improvements) Land \$4,761
7. Owner(s) \_\_\_\_\_  
Tokheim Corporation \_\_\_\_\_
8. Address of Owner(s) \_\_\_\_\_  
1600 Wabash Avenue \_\_\_\_\_  
P. O. Box 360 \_\_\_\_\_  
Fort Wayne, Indiana 46801 \_\_\_\_\_
9. Telephone Number \_\_\_\_\_  
(219) 423-2552 \_\_\_\_\_
10. Agent of Owner (if any) \_\_\_\_\_  
Lawrence E. Shine \_\_\_\_\_
11. Address Shoaff, Parker & Keegan \_\_\_\_\_  
2400 Fort Wayne Bank Building \_\_\_\_\_  
Box 12709, Fort Wayne, IN. 46864 \_\_\_\_\_
12. Telephone Number \_\_\_\_\_  
(219) 424-8000 \_\_\_\_\_
13. Relationship of Agent to Owner \_\_\_\_\_  
Counsel \_\_\_\_\_
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) \_\_\_\_\_  
None \_\_\_\_\_
17. Date of this Declaration \_\_\_\_\_  
18. Signature of Owner \_\_\_\_\_  
19. Signature of Agent \_\_\_\_\_  
20. Signature of Clerk \_\_\_\_\_
21. Signature of Recorder \_\_\_\_\_
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CHARLES W. WESTERMAN  
CITY CLERK

CHARLES W. WESTERMAN  
CITY CLERK

17. Description of Project The project will consist of the expansion and renovation of the existing office building, the electrical expansion of the machine shop, the replacement of the factory roof and other improvements to the buildings located on the project site. The project will also consist of equipment and machinery which will be purchased by Tokheim and located on the project site.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? June, 1982
- (b) When is completion expected? December, 1984

19. Cost of project (not including land cost) \$5,000,000

20. Permanent Jobs Resulting from Completed Project

- (a) How many permanent employees will be employed at or in connection with the project after it is completed? See attached.
- (b) What kind of work will employees be engaged in? See attached.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? See attached.

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Several of the buildings located on the project site have become technologically obsolete for Tokheim's manufacturing operation because of their age. The age of the buildings has also caused considerable deterioration to the roofs and other structural portions of the buildings. The improvements to be undertaken as a part of the project will reverse the structural deterioration to the buildings. The building improvements will also permit Tokheim to utilize new methods of production in the buildings which cannot presently be utilized because of the current obsolescence of the buildings.

23. Furtherance of City Development Objectives (circle letter and explain)

- (a) Will the project improve utilization of vacant under-utilized land? \_\_\_\_\_
- (b) Will the project improve or replace a deteriorated or obsolete structure? Yes, the renovations planned for the buildings located on the project site will significantly restore and modernize the aging facilities, some of which were originally constructed prior to 1900. The buildings are in need of renovation to reverse a pattern of deterioration and to make the facilities technologically adequate for modern production processes.

- (c) Will the project preserve a historically or architecturally significant structure? \_\_\_\_\_
- \_\_\_\_\_
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? \_\_\_\_\_
- \_\_\_\_\_
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? \_\_\_\_\_
- \_\_\_\_\_

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

\_\_\_\_\_ Yes      ☒ No

25. Financing on Project

What is the status of financing connected with the project? Tokheim Corporation is currently evaluating various forms of financing including conventional mortgage financing, economic development bonds, and the utilization of existing corporate assets.

\_\_\_\_\_

\_\_\_\_\_

I hereby certify that the information and representations on this Application are true and complete.

\_\_\_\_\_  
Signature(s) of Owner(s)

May , 1982  
Date

\_\_\_\_\_  
TOKHEIM CORPORATION,

\_\_\_\_\_  
By:

\_\_\_\_\_  
John E. Overmyer  
Vice President and Treasurer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACHMENT

In re Item 20 - Permanent Jobs Resulting from Completed Project,  
subparagraphs (a), (b) and (c):

A major purpose of the Project is to permit Applicant to expand into additional markets, thus creating additional jobs within Tokheim's operations over the next few years. The exact number of additional jobs cannot be estimated at this time. Tokheim plans to bring new products to the market, such as a new line of electronic controls for meter operation of gas pumps. The modernization and expansion of buildings and equipment, some of the buildings dating back to the previous century, will be of special help in establishing facilities for the manufacture of the new products. The modernized and expanded facilities also are expected to aid Tokheim in remaining competitive with other companies not in the Fort Wayne labor market and in working more efficiently in the manufacture of current products in a highly competitive industry.



INDEXDEEDS & ABSTRACTS  
(filed in second floor vault)

<u>Addition</u>	<u>Lot No.</u>	<u>Reference To County Recorder's Records</u>	<u>Abstract Certified to</u>
Fletcher's	132,135,136,139, 140,143	Book 369 Page 324	April 25, 1941
	133	Book 506 Page 119	Dec. 23, 1955
	134	Book 384 Page 214	Dec. 23, 1955
		506 178	
	137	Book 357 Page 480	Nov. 22, 1955
		505 412	
	138 (N.30)	Book 505 Page 413	Nov. 28, 1955
	138 (S.10), 141 (N.20)	Book 505 Page 414	Nov. 22, 1955
	141 (S.20), 142 (N.10)	Book 505 Page 578	Dec. 13, 1955
	142 (S.30)	Book 535 Page 108	Dec. 16, 1957
	144 (N.30)	Book 301 Page 290	March 18, 1925*
	144 (S.10), 147 (N.20)	Book 362 Page 8	(See F-147)
	145	Book 534 Page 533	Dec. 4, 1957
	146	Book 535 Page 107	Dec. 12, 1957
	147, 148, 151, 152, 156, 158, & 144 (S.10)	Book 357 Page 478	(147) Apr. 5, 1934 (148 N.10 to 147 S.20) Oct. 16, 1935 (148 S.30) Dec. 15, 1937 (151) Aug. 13, 1937 (152) Dec. 15, 1937 (156) Dec. 15, 1937 (158) Dec. 15, 1937
	149	Book 527 Page 91	April 9, 1957
	150	Book 699 Page 586	Nov. 8, 1967
	153 (N.26)	Book 717 Page 237	Aug. 2, 1968
	153 (S.14), 154 (N.12)	Book 702 Page 471	Jan. 17, 1968
	154	Book 579 Page 352	Dec. 21, 1960
	155	Book 292 Page 526	Oct. 14, 1924*
	156	Book 357 Page 478	-----
	157	Book 516 Page 285	Aug. 20, 1956
	159 & 160	Book 357 Page 476	Dec. 15, 1937
	185-190	Book 252 Page 289	(188) Mar. 18, 1921*
	191 (S. $\frac{1}{2}$ )	Book 267 Page 43	March 18, 1921*
	191 (N. $\frac{1}{2}$ )	Book 267 Page 46	March 18, 1921*
	192 (N. $\frac{1}{2}$ )	Book 267 Page 42	(192) Nov. 20, 1919*
	192 (S. $\frac{1}{2}$ )	Book 281 Page 452	(191&192) Mar. 18, 1922*

VACATIONS

Description

Reference to Authority

- |   |                  |
|---|------------------|
| (a) 12' alley running North & South<br>between lots 133-141 and 132-140.  | 117-338          |
| (b) 12' alley running North & South<br>between lots 142-149 and 143-148.  | Cir. Ct. 118-407 |
| (c) Grant Avenue between Wabash Railroad<br>and Wayne Trace   | P.B. 16-6-1939   |
| (d) 6' alley running North & South between<br>lots 185-196 and A1-18  | ? ? ?            |
| (e) Molitor Street between Wabash and Warren;<br>20' alley running North and South between<br>1.87 acre space and lots 1&2; 20' alley<br>running North and South between Molitor<br>Street and Reynolds; 12' alley running<br>East and West between lots 1 and 2,3. | P.B. 13-109-1928 |
| (f) 12' alley running East and West between<br>lots 108-103 and 4-78.   | DR 1207-1967     |
| (g) 25' alley running East and West between<br>lots 3 and 4.  | DR 1206-1967     |

Fletcher's	193 (N.35)	Book 281	Page 453	(98,193, Aug. 23, 194,195, 1922* 196)
	193 (S.35), 194	Book 281	Page 451	(198) Aug. 23, 1922*
	195 (N.40)	Book 290	Page 364	Dec. 19, 1923*
	195 (S.20), 196	Book 290	Page 363	Dec. 19, 1923*
Hageman's	1-3	Book 301	Page 292	Apr. 28, 1924*
	4	Book 676	Page 167	July 8, 1966
Lanternier's	5	Book 711	Page 449	July 9, 1968
Vordermark's	73-78	Book 667	Page 124	Dec. 16, 1965
	103**			Sept. 24, 1940
	104-108**			Sept. 24, 1940
Winch's	1-15 & 41	Book 251	Page 490	(9-15) July 28, 1919*
	16-18	Book 267	Page 42	Sept. 30, 1920
	19, 20	Book 646	Page 482	Oct. 8, 1964
	21	Book 567	Page 470	Feb. 2, 1960
	22	Book 518	Page 100	Sept. 18, 1956
	23	Book 514	Page 461	Mar. 19, 1956
	24	Book 614	Page 428	Feb. 7, 1963
	25	Book 579	Page 351	Nov. 16, 1950
	31 (N.16), 32 (S.16)	Book 466	Page 88	Jan. 16, 1951
	32 (N.24), 33 (S.8)	Book 470	Page 385	Aug. 1, 1953
	33 (N.32)	Book 461	Page 338	Nov. 24, 1952
	34	Book 455	Page 575	June 7, 1952
	35 & 36	Book 263	Page 423	March 18, 1921*
	37-39, 42 (S.5)	Book 263	Page 422	March 18, 1921*
	40	Book 263	Page 423	March 18, 1921*
	41**			*
	Unnumbered Space			
	$\frac{1}{4}$ acre	Book 656	Page 590	
	1.87 acre	Book 263	Page 424	March 18, 1921*
	Boiler House	Book 267	Page 45	March 18, 1921*

\* A single abstract, filed in H-1, covers the following:

F 144 (N.30), 155, 185-196  
W 1-18, 35-41, 42 (S.5)  
H 1, 2, 3 (W.21), 5-7  
1.87 acres  
Boiler House

\*\* Deeds misplaced.



# The City of Fort Wayne

OFFICE OF THE CITY CLERK  
Charles W. Westerman, Clerk — Room 122

May 21, 1982

Bruce O. Boxberger, City Attorney  
9th Floor  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Dear Mr. Boxberger:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50,00 filing fee from Lawrence E. Shine, Attorney

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman  
City Clerk

CWW/ne  
Enclosures

# FORT WAYNE REDEVELOPMENT COMMISSION

DATE: July 30, 1982  
TO: Councilman Benjamin Eisbart  
FROM: Council Committee on Regulations  
Gary E. Wasson, Executive Director  
SUBJECT: City Council Bill No. R-82-06-04

## Background

On June 8, 1982, a Declaratory Resolution was introduced in City Council requesting designation of the property complex owned by Tokheim Corporation, known as 1600 Wabash Avenue as an "Urban Development Area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee and in accordance with Resolution No. 12-80-79, the Declaratory Resolution was referred by the Regulations Committee to the Redevelopment Commission for a Public Hearing.

## Action

The Fort Wayne Redevelopment Commission after legal advertisement required under State Statutes, conducted the Public Hearing on July 26, 1982. No one spoke in opposition to the abatement requested.

## Recommendation

Following the Public Hearing, the Redevelopment Commission at their Special Meeting held on July 26, 1982 following the Public Hearing, did adopt the attached Resolution No. 82-25 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating the property described in Exhibit "A" of said Resolution as an "Urban Development Area" for purposes of I.C. 6-11-12-1, as enacted and amended by the General Assembly of the State of Indiana.

## Rationale:

The Redevelopment Commission staff received the aforementioned application and found that:

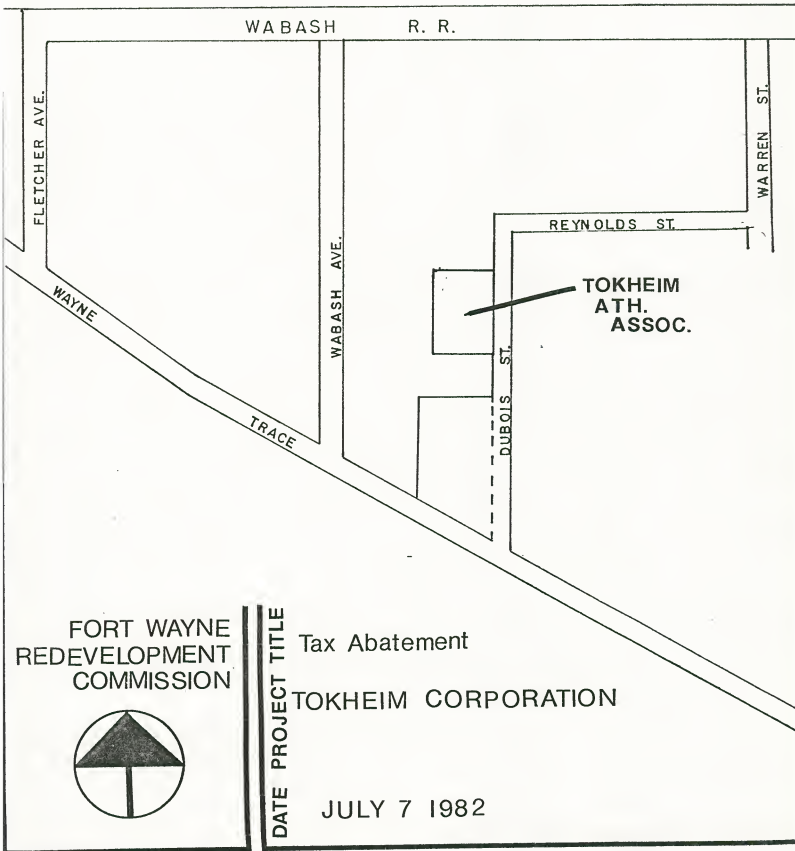
The project will consist of the expansion and renovation of their existing office building, electrical expansion of the machine shop, the replacement of the factory roof and other improvements to the buildings located on the project site. They are also proposing the acquisition of new manufacturing equipment and machinery to be used on the site. The cost of the project is estimated to be \$5,000,000. It is anticipated that this project will not only secure its present employment at Tokheim but also increase employment in the factory at the site.

Mr. Benjamin Eisbart  
Page 2  
July 30, 1982

The objectives which are addressed by the Tokheim proposal include improvement of the physical appearance of the City, neighborhood conservation and stabilization, rehabilitation of obsolete or deteriorating structures and replacement of obsolete machinery and equipment.

If you have any questions, please contact this office.

GEW/jw  
Attachments  
cc: Charles Westerman



FORT WAYNE  
REDEVELOPMENT  
COMMISSION



DATE PROJECT TITLE

Tax Abatement

TOKHEIM CORPORATION

JULY 7 1982

RESOLUTION NO. 82-25

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,  
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE  
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION  
OF THE DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

---

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on July 26, 1982, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on July 26, 1982, at the time and place mentioned in the public notice; and



WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to wit:

Property as listed in Exhibit "A"  
Attached hereto and by this  
reference made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate and five (5) years on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on July 26, 1982 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Leonard M. Weinraub  
Leonard M. Weinraub, President

By Hana L. Stith  
Hana L. Stith, Secretary

ATTEST:

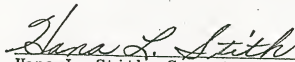
Gary E. Wasson, Executive Director

ADOPTED: July 26, 1982

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment  
Commission, do hereby certify that the attached Resolution  
is a true and correct copy of a Resolution adopted at  
the Special Meeting of the Fort Wayne Redevelopment  
Commission, Governing Body of the City of Fort Wayne,  
Department of Redevelopment, held on the 26 day  
of July, 1982 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my  
hand this 26 day of July,  
1982.

  
Hana L. Stith, Secretary

DEEDS & ABSTRACTS  
(filed in second floor vault)

<u>Addition</u>	<u>Lot No.</u>	<u>Reference To County Recorder's Records</u>	<u>Abstract Certified to</u>
letcher's	132,135,136,139, 140,143	Book 369 Page 324	April 25, 1941
	133	Book 506 Page 119	Dec. 23, 1955
	134	Book 384 Page 214	Dec. 23, 1955
		506 178	
	137.	Book 357 Page 480	Nov. 22, 1955
		505 412	
	138 (N.30)	Book 505 Page 413	Nov. 28, 1955
	138 (S.10), 141(N.20)	Book 505 Page 414	Nov. 22, 1955
	141 (S.20), 142(N.10)	Book 505 Page 578	Dec. 13, 1955
	142 (S.30)	Book 535 Page 108	Dec. 16, 1957
	144 (N.30)	Book 301 Page 290	March 18, 1925*
	144 (S.10), 147(N.20)	Book 362 Page 8	(See F-147)
	145	Book 534 Page 533	Dec. 4, 1957
	146	Book 535 Page 107	Dec. 12, 1957
	147, 148, 151, 152, 156, 158, & 144 (S.10)	Book 357 Page 478	(147) Apr. 5, 1 (148 N.10 to 14 S.20) Oct. 16, 1 (148 S.30) Dec. 15, 1
			(151) Aug. 13, (152) Dec. 15, (156) Dec. 15, (158) Dec. 15, April 9, 1957
	149	Book 527 Page 91	Nov. 8, 1967
	150	Book 699 Page 586	Aug. 2, 1968
	153(N.26)	Book 717 Page 237	Jan. 17, 1968
	153(S.14), 154(N.12)	Book 702 Page 471	Dec. 21, 1960
	154	Book 579 Page 352	Oct. 14, 1924*
	155	Book 292 Page 526	-----
	156	Book 357 Page 478	Aug. 20, 1956
	157	Book 516 Page 285	Dec. 15, 1937
	159 & 160	Book 357 Page 476	(188) Mar. 18, 1
	185-190	Book 252 Page 289	March 18, 1921*
	191(S.½)	Book 267 Page 43	March 18, 1921*
	191(N.½)	Book 267 Page 46	(192) Nov. 20,
	192(N.½)	Book 267 Page 42	(191&192) Mar. 1
	192(S.½)	Book 281 Page 452	192

Elatchee's	193 (N.35)	Book 281	Page 453	(193) Aug. 1901 194, 195, 196
	193 (S.35), 194	Book 281	Page 451	(193) Aug. 23, 1901
	195 (N.40)	Book 290	Page 364	Dec. 19, 1923*
	195 (S.20), 196	Book 290	Page 363	Dec. 19, 1923*
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 H 1, 2, 3 (W.21), 5-7  
 1.87 acres  
 Boiler House

\*\* Deeds misplaced.

# EXHIBIT

## Description

## Reference to Authority

- |  |                  |
|--|------------------|
| (a) 12' alley running North & South between lots 133-141 and 132-140.  | 117-338          |
| (b) 12' alley running North & South between lots 142-149 and 143-148.  | Cir. Ct. 118-407 |
| (c) Grant Avenue between Wabash Railroad and Wayne Trace   | P.B. 16-6-1939   |
| (d) 6' alley running North & South between lots 185-196 and A1-18  | ? ? ?            |
| (e) Molitor Street between Wabash and Warren; 20' alley running North and South between 1-87 acre space and lots 1&2; 20' alley running North and South between Molitor Street and Reynolds; 12' alley running East and West between lots 1 and 2,3. | P.B. 13-109-1928 |
| (f) 12' alley running East and West between lots 108-103 and 4-78.   | DR 1207-1967     |
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